

For Sale, Land, Field, Nicosia, Sia, 14,084m²

For Sale : **€ 170,000**

Description
For Sale Agricultural Plot In Sia,Nicosia
Premier Agricultural Land Investment with Immediate Registered Road Access
Secure a high-value, large-scale rural property asset with this expansive agricultural parcel for sale in the peaceful, pine-brushed community of Sia, Nicosia. Spanning a highly versatile combined footprint of 14,084 sq.m. (over 10.5 Cyprus donums), this unique offering comprises two strategic fields being sold exclusively together, merging seamlessly into a single mega-parcel layout. This setup represents an exceptional acquisition window for professional farmers looking to establish organic crops, private buyers seeking a massive eco-agricultural estate, or forward-thinking investors targeting long-term land banking in a highly connected rural region of Nicosia.
Favorable Planning Parameters & Substantial Construction Potential
Operating under a reliable low-density agricultural classification, the massive scale of this combined land footprint delivers excellent gross buildable square footage for farming installations, agricultural warehouses, or private rural structures:
Total Combined Footprint: 14,084 sq.m. — Providing a massive, unfragmented surface area ideal for open-field farming, greenhouse networks, stables, or modern irrigation systems.
Maximum Building Density (Building Destiny): 10% — Thanks to the substantial acreage, this 10% allowance yields a highly lucrative potential interior footprint of up to 1,408 sq.m. of gross buildable area for specialized agricultural processing rooms, storage facilities, or farm offices.
Maximum Coverage Factor: 10% — Ensuring a balanced structural layout that permits extensive farming infrastructure while keeping 90% of the land surface completely open for intensive crop production.
Structural Allowance: Permits buildings up to 2 Storeys Max with an official structural height threshold of 8.3 meters.
Access Superiority (Registered Road Access)
Current Status: Unlike most landlocked agricultural parcels in the region, this premium asset features direct access onto a registered road.
Logistical Advantage: Having an officially registered road connection completely removes any legal or logistical friction, granting immediate building permission viability for agricultural structures and providing easy, heavy-duty vehicular access for tractors, trucks, and farming machinery right to your boundary line from day one.
Property Features
Property Type: Large-Scale Agricultural Land (2 Fields Sold Together)
Listing Type: Available For Sale
Location: Sia, Nicosia
Total Combined Land Area: 14,084 sq.m.
Access Infrastructure: Abutting an Officially Registered Road (Immediate Access)
Building Density : 10% (Up to 1,408 sq.m. of building potential)
Coverage Factor: 10%
Maximum Floors Allowed: 2 Storeys Max
Maximum Structural Height: 8.3 Meters
Nearby Landmarks & Amenities
Nestled in the picturesque foothills of the Nicosia district, the land offers a perfect blend of peaceful country living and strategic proximity to major urban networks:
The Main Sia Village Center is just a short drive away, offering access to local amenities, traditional coffee shops, and community services.
The Sia Forest and Mining Heritage Areas surround the broader region, providing stunning green vistas, clean mountain air, and a rich historical environment.
Unrivaled Highway Connectivity: Positioned just minutes from the main A1 Nicosia–Limassol Highway Junction, the location offers incredibly rapid transit. You can reach downtown Nicosia or the coastal city of Larnaca (including Larnaca International Airport) in under 20–25 minutes, making it highly convenient for transporting commercial agricultural products to major distribution hubs.
To discover more options in this area, you can browse our complete portfolio of plots for sale in Nicosia directly from our website by clicking the following link: https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/field/town_planning_zone/residential/sort_by/website_listing_date/sort_direction/desc/
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

Property Subtype: **Field** Town Planning Zone: **Agricultural** Height: **8**

Area

Plot Area: **14,084m²**

Gallery

